



## **Watertown Town Council**

Administration Building  
149 Main Street  
Watertown, MA 02472  
Phone: 617-972-6470

### **ELECTED OFFICIALS:**

Mark S. Sideris,  
Council President

Stephen P. Corbett,  
Vice President

Aaron Dushku,  
Councilor At Large

Susan G. Falkoff,  
Councilor At Large

Anthony Palomba,  
Councilor At Large

Angeline B. Kounellis,  
District A Councilor

Cecilia Lenk,  
District B Councilor

Vincent J. Piccirilli, Jr.,  
District C Councilor

Kenneth M. Woodland  
District D Councilor

### **ORDINANCE # 43**

#### **AN ORDINANCE AMENDING THE TOWN'S ZONING ORDINANCE IN REGARD TO DESIGN GUIDELINES AND STANDARDS**

**Whereas**, the Town Council at a Special Meeting held on July 22, 2014 unanimously approved the concept of developing Design Standards and Guidelines for the Town, and directed the Administration to develop a scope of work for this purpose, and

**Whereas**, on August 12, 2014 the Town Council unanimously approved a Scope of Work for developing Design Standards and Guidelines for the Town, which would involve zoning changes and a set of documents to provide clear guidance and requirements for new development within the Town's key corridors and squares, and

**Whereas**, on in September 2014, the Town Manager, acting on behalf of the Town Council contracted with the firm of Gamble Associates to create Design Standards and Guidelines for the Town, and

**Whereas**, three Community Forums on the draft Design Standards and Guidelines were held on October 15, 2014, November 24, 2014 and January 22, 2015 to discuss the concepts and receive public input on the draft zoning changes, and

**Whereas**, the Planning Board held a duly advertised Public Hearing on March 31, 2015 on these amendments in accordance with the requirements of M.G.L. c. 40A, sec 5 to discuss draft Design Standards and Guidelines and receive public comments, which public hearing was continued to April 8, 2015 and again to April 30, 2015, and

**Whereas**, on April 30, 2015, with four members present, the Planning Board voted unanimously to recommend approval of the Design Standards and Guidelines, and the Planning Board submitted its report and recommendation to the Town Council with respect to such proposed amendments to the Town's Zoning Ordinance; and

**Whereas**, on June 30, 2015, the Town Council conducted a duly advertised public hearing with respect to such proposed amendments to the Zoning Ordinance.

**NOW THEREFORE BE IT ORDAINED** by the Town Council of the City  
Known as the Town of Watertown that Chapter XII of the Watertown Code of  
Ordinances, Zoning Ordinance, is hereby amended as follows:

1. The proposed amendments would modify the following sections of the  
Zoning Ordinance as shown in the attachment hereto with the struck-  
through language deleted, and the bold and underlined language inserted:

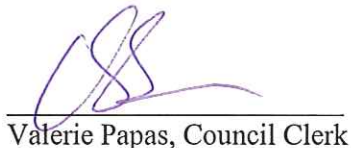
- Article II, Definitions; Sections 2.34; 2.42; 2.55
- Article IV, General Use and Dimensional Regulations; Sections 4.10;  
4.11(a) and 4.11(b)
- Article V, Tables of District Regulations; Sections 5.03(2); 5.03(7); 5.04;  
5.05(f); 5.05(k); 5.04(s) and 5.05(n)
- Article VI; Automotive and Bicycle Parking Requirements; Sections  
6.01(b); 6.01(e); 6.01(f); 6.01(g); 6.02(a); 6.02(k) and 6.07(a.1)
- Article VII; Signs and Illumination; Sections 7.01(h); 7.01(j); 7.01(k);  
7.03(a.1); 7.03(a.5); 7.03(b.1); 7.03(b.2); 7.03(b.4); 7.03(d.2); 7.03(g.3);  
7.06(b) and 7.06(e)
- Article IX, Enforcement and Application Procedures; Sections 9.03(c.7) and  
9.08(e)

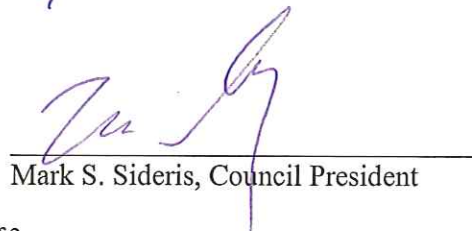
2. The proposed amendments would add the following new sections to the  
Zoning Ordinance as shown in the attachment hereto:

- Article IV, General Use and Dimensional Regulations; 4.11(d); 4.11(e) and  
4.15
- Article V, Tables of District Regulations; Sections 5.03(12); 5.05(w) and  
5.17
- **Article VI; Automotive and Bicycle Parking Requirements; 6.01(i) and  
6.01(j)**
- Article VII; Signs and Illumination; Sections 7.01(e); 7.01(p); 7.01(q);  
7.06(h); 7.12 and 7.13
- Article IX, Enforcement and Application Procedures; Sections 9.03(a) and  
9.03(d)

  
Council Member

I hereby certify that at a Special Meeting of the Town Council for which a quorum was present,  
the above Ordinance was adopted by a roll call vote of 7 for, 1 against, 0 present on June  
30, 2015.

  
Valerie Papas, Council Clerk

  
Mark S. Sideris, Council President

# Zoning Ordinance

Amended by deleting the struck-through language and inserting the bolded and underlined language as follows

*(Italics Text in Parentheses are Editing Notes)*

*(Section Headers are for informational purposes only and are not generally to be included in the Zoning Ordinance as amended)*

## WATERTOWN DESIGN STANDARDS

### ARTICLE II DEFINITIONS

#### BUILDING HEIGHT CALCULATING BUILDING HEIGHT / EXISTING GRADE

##### SECTION 2.34 HEIGHT OF BUILDING

The vertical distance between the highest point of the structure above the average existing grade at any given point along the Front Building Lot Line as measured every thirty (30) feet linearly; notwithstanding the foregoing, in instances where the Lot slopes away from the Front Lot Line more than ten (10) feet vertically as measured along a line of constant elevation perpendicular to the Front Lot Line taken every thirty (30) feet, the height of the Building shall be the vertical distance between the highest point of the structure above the existing grade and a plane created by connecting the points every thirty (30) feet linearly along the entirety of the property line, above the average existing elevation of the Lot or parcel of land; the average existing elevation being the average of the aggregate averages of all sides or boundaries. To determine the average elevation of each side or boundary there shall be a measurement of elevation at each side or boundary angle and at least once every thirty (30) feet between angles



**SUSTAINABLE DESIGN RAIN GARDENS / BIOSWALES / PLANTINGS**

**SECTION 2.42 LANDSCAPED**

Land fully developed and maintained to present a pleasant appearance, provide for stormwater retention and groundwater recharging, and to stabilize the soil, using primarily non-invasive vegetation and natural features of the site. Native and drought-tolerant plantings should also be considered where appropriate.

**PUBLIC REALM GROUND FLOOR USES**

**SECTION 2.55 MIXED USE DEVELOPMENT**

A development that combines residential with retail or service uses within the same building or on the same site, in one or more of the following configurations:

Vertical Mixed Use: A single structure with the above floors used for residential or office use and a portion of the ground floor facing the primary public way used for publicly accessible retail/commercial or service uses.

Horizontal Mixed Use, Attached: A single structure that provides publicly accessible retail/commercial or service use in the portion fronting the public or private street with attached residential or office uses behind.

Horizontal Mixed Use, Detached: Two or more structures on a single site, which provide publicly accessible retail/commercial or service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structures(s) behind or to the side.

**ARTICLE IV GENERAL USE AND DIMENSIONAL REGULATIONS**

**BUILDING HEIGHT MODEST HEIGHT ALLOWANCES / MECH. PENTHOUSES**

**SECTION 4.10 EXCEPTIONS TO HEIGHT REGULATIONS**

The limitations of height in feet shall not apply to necessary features usually carried above roofs of buildings, but not used for living purposes, such as water tanks, satellite dishes, chimneys, ventilation systems, bulkheads, aerials, church towers or spires, elevator penthouses, solar arrays, and reception antennas for the use of the occupants of the building. If visible, roof-top ventilation systems shall be visually screened in a manner compatible with the architectural language of the building. Screening of rooftop features shall also be excluded from the calculation of building height. Such features exceeding the height permitted in the district by fifteen (15) feet or more shall be allowed by special permit. Wireless telecommunications facilities are subject to the requirements in Section 5.14.

Additional height consistent with the adopted Design Guidelines may be granted by Special Permit where public amenities are provided in the following four (4) instances, however in no case shall the additional height granted be more than two (2) stories:

1. At important civic intersections and squares.
2. When defining or terminating important view corridors.
3. When the height of adjacent buildings exceeds those allowed as-of-right.
4. When additional approved public amenities have been incorporated.

**BUILDING SETBACKS****EXCEPTIONS TO SETBACKS****SECTION 4.11(a)****EXCEPTIONS TO SETBACK REQUIREMENTS**

Cornices, ~~eaves~~ and permitted signs not projecting more than six (6) inches from the building wall, attached chimneys, and bay windows projecting no more than two (2) feet shall be permitted. Exterior uncovered stairways, covered and uncovered (but not enclosed, glazed, or screened) entrance porticoes, stoops, vestibules, bulkheads, first floor open-air porches, and cantilevered balconies are permitted as long as they project no more than four (4) feet into any setback, or uncovered terraces not projecting closer to ten (10) feet in the T Districts shall be permitted. Also, bays less than or equal to twenty percent (20%) of the total façade abutting the Build-to Line are permitted to project into the Build-to-Line Setback by four (4) feet. Enclosed decks and porches, attached carports, covered walks and the like shall not be exempted from Setback requirements, except as provided in Sections 4.03(c) and 4.03(d). Further, in all residential districts air conditioning equipment/structures and similar equipment/structures shall be permitted within the required side yard setback if said equipment/structure is no less than five (5) feet from the property line of the abutting property.

**BUILDING SETBACKS****ALLOWABLE USES****SECTION 4.11(b)****EXCEPTIONS TO SETBACK REQUIREMENTS**

No use other than landscaping, and outdoor dining, public art, sidewalks, multi-use paths and permitted signs shall be permitted in the front yard of any lot, subject to the provisions of Section 6.03 and Article VII. Parking within the front yard of apartment houses is expressly prohibited.

**BUILDING SETBACKS****BUILD-TO LINE****SECTION 4.11(d)****EXCEPTIONS TO BUILD-TO LINE REQUIREMENTS**

A Build-to-Line may be increased as specified below for purposes of amenities such as a plaza, square, courtyard, recessed entrance, sidewalk, multi-use path, raised terrace, façade offsets pursuant to Section 5.05(f) or outdoor dining, but not intended for automobile use.

For components of a project in keeping with the adopted Design Guidelines, an increased Build-to Line may be required by the SPGA or requested by an applicant if it is found that the strict adherence to the Build-to-Line is inconsistent with adopted Design Guidelines and development pattern, as determined by the SPGA or is required pursuant to Section 5.05(f).

The Build-to Line may allow for averaging a building's setback from the property line to accommodate changes in building façade and irregular property boundaries, but no area of a building shall encroach by more than ten percent (10%) of the required setback.

**BUILDING SETBACKS      EXCEPTIONS TO SIDE YARD SETBACKS**

**SECTION 4.11(e)      EXCEPTIONS TO SIDE YARD SETBACK REQUIREMENTS**

Developments in the NB, LB, CB, I-1, I-2, I-3, and PSCD Districts may be contiguous on a block: zero (0) lot line and/or shared party wall. Corner lots may be developed with two front yards with yards determined by the Zoning Enforcement Officer.

**MATERIAL SELECTION      DISCOURAGED MATERIALS**

**SECTION 4.15      DISCOURAGED EXTERIOR CLADDING MATERIALS**

The following materials shall be highly discouraged from use as exterior cladding in all Mixed-Use projects (Residential and Commercial) along all commercial corridors:

- Vinyl Siding
- Aluminum Clapboard Siding
- Asphalt Panel Siding
- Exterior Insulation Finishing System (EIFS)

**ARTICLE V      TABLES OF DISTRICT REGULATIONS**

**FAÇADE TREATMENT      GROUND FLOOR USES**

**SECTION 5.03(7)      NOTES TO THE TABLE OF REGULATIONS**

All residential uses that are part of Vertical Mixed-Use developments shall be located only on the floors above the ground floor, and in no instance shall more than 15% of any ground floor level that fronts on a public way be used for the purposes of gaining access to the residential uses. The surface area of the ground floor level façade along the public way as measured vertically from ground floor to the underside of the above floor plate and horizontally along the total length of the building fronting the public way must be composed of a minimum fifty percent (50%) transparent materials allowing unobstructed views into the building. However, parking areas or parking structures shall be screened. Commercial pedestrian entrances into these spaces must be no more than fifty (50) feet apart from one another, or from the corner of the building.

**SECTION 5.03(13)      NOTES TO THE TABLE OF REGULATIONS (Add note to I-3 Zone)**

Residential units that are part of Mixed-Use developments shall be located primarily on floors above the ground floor, and in no instance shall more than fifty percent (50%) of the façade of the ground floor level that directly fronts onto and is adjacent to the primary public way be used for residential units.

The Zoning Enforcement Officer shall determine the primary public way and the ground floor level. The remaining fifty percent (50%) of the ground floor level along the public way must have a minimum of fifty percent (50%) of its façade as measured vertically from ground floor to the underside of the above floor plate that faces the primary public way composed of transparent materials that admit unobstructed light and views into the project. Entrances into the non-residential unit spaces must be no more than fifty (50) feet apart from one another, or from the corner of the building.

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EDITS TO TABLE 5.04)

## BUILDING HEIGHT

## FIRST FLOOR RETAIL / COMMERCIAL SPACE

## SECTION 5.04

## TABLE OF DIMENSIONAL REGULATIONS

District	Min. Lot Size (s.f.)	Min. Frontage (ft)	Setbacks (ft)			Max. Building Coverage (%)	Max. Impervious Coverage (%)	Max. Height (ft/stories)	Min. Lot Area Per Dwelling Unit (s.f.)	Max. FAR	Min. Open Space (%)
			Front	Side	Rear						
S-6	6,000	65	25	12/10 (e)	20	25	85	35/2.5 (j)	-	-	15
S-10	10,000	80	25	15/10 (e)	20	20	80	35/2.5 (j)	-	-	20
SC	6,500	50	15	12/10 (e)	20	30	85	35/2.5 (j)	-	-	15
T(r)	5,000 (r)	50	15	12/10 (e)	20	30	85	35/2.5 (j)	-	0.5 (r)	15
R.75	5,000	50 (f)	15	20	25	35	80	35	1,500	0.75(g)	20
R1.2	5,000	50 (f)	15	25	30	50	80	45	1,000	1.2 (h)	20
NB	-	50 (f)	-	10 (d)	15	50	90	35/2.5 (j) (n)	-	0.5	10
LB	-	40 (f)	-	15 (d)	20	80	90	40/4 (k) (n)	-	1.0	10
CB	-	(f)	-	-	-	-	100	55/5 (k) (n)	-	4.0 (o)	(n)
I-1	-	50 (f)	20-10 Max. 30 (s)	25 (d)	30	50	90	50 55/5 (k) (n)	-	2.0 (i)	10
I-2	-	50 (f)	20-10 Max. 30 (s)	25 (d)	30	50	90	50 55/5 (k) (n)	-	2.0 (i)	10
I-3	-	50 (f)	20-10 Max. 30 (s)	25 (d)	30	50	90	50 55/5 (k) (n)	-	1.0	10
I-3 (Residential /Mixed Use)	-	50 (f)	20-10 Max. 30 (s)	25	30	50	80	50 55/5 (k) (n)	800	2.0 (i)	20
PSCD	10,000	-	10 Max. 30 (s)	0/Shared party wall or 18 ft	18	50 (t)	80	Min. 24 Max. 54/5(u)	800	1.0 (v) Mixed Use 2.0	20
OSC	-	50	50	25	50	15	25	35/2.5 (j)	-	0.1	75
CR	40,000	100	50 (m)	30 (m)	50 (m)	15	35	35/2.5 (j)	10,000	-	65
RO	10,000	50	-	15	20	65	85	43/4	-	2.0 (q)	15
<b>Lots Legally Created after 5/29/96</b>											
S-6	6,000	65	25	12/10 (e)	20	25	85	35/2.5 (j)	-	-	15
SC	7,500	50	15	12/10 (e)	20	30	85	35/2.5 (j)	-	-	15
T	7,500	50	15	12/10 (e)	20	30	85	35/2.5 (j)	-	-	15



BUILDING MASSING	BUILDING LENGTH DIMENSIONS
SECTION 5.05(f)	<p>NOTES TO TABLE OF DIMENSIONAL REGULATIONS <i>(Add to table as noted)</i></p> <p>The minimum frontage of the lot shall be one hundred (100) feet for new construction of multi-family dwelling structures, townhouses, and rowhouses.</p> <p><u>For all new construction in the NB, LB, CB, I-1, I-2, and I-3 Districts the maximum length of a contiguous building façade shall be no more than one hundred fifty (150) feet long or up to two hundred and fifty (250) feet long by Special Permit in keeping with adopted Design Guidelines. Offsets of a minimum of twenty five (25) feet in depth and fifty (50) feet in length, shall be incorporated for facades to not be considered contiguous. The maximum linear dimension of a building shall be less than three hundred (300) feet long, unless a project of greater length, by Special Permit, is determined to be in keeping with adopted Design Guidelines. Buildings with a substantial, publicly-accessible pass through at the ground floor that is a minimum of fifty (50) feet across and twenty (20) feet in height, or an equivalent area, may be considered as separate buildings, as determined by the Zoning Enforcement Officer.</u></p>
BUILDING HEIGHT	TRANSITION HEIGHTS ADJACENT TO NEIGHBORHOODS
SECTION 5.05(k)	<p>NOTES TO THE TABLE OF DIMENSIONAL REGULATIONS <i>(add to table as noted)</i></p> <p>For all uses allowed by Special Permit in the <u>CB, LB, I-1, I-2, and I-3 districts</u>, no part of any structure when abutting a residential zoning district shall be closer than twenty-five (25) feet <u>as measured perpendicular to the property line of said residential district. At twenty-five (25) feet from said property line, beginning at a height of twenty-five (25) feet measured from the grade plane described in Section 2.24, a structure shall increase in height no more than a ratio of 1:1 (45 degrees) moving perpendicularly away from the property line, with a maximum height as outlined per Section 5.04 and Section 5.05, and structures between twenty five (25) and thirty five (35) feet of said property line shall not exceed a height of twenty five (25) feet and two (2) stories, structures between thirty five (35) and fifty (50) feet of said property line shall not exceed thirty six (36) feet and three (3) stories, and structures beyond fifty (50) feet of said property line shall be allowed fifty (50) feet and five (stories).</u> Further, in the required twenty-five (25) foot setback for all structures at least fifteen (15) feet of said area shall be <u>primarily landscaped or screened by fencing</u> to serve as a year-round visual buffer where the proposed project abuts a residential zoning district.</p>
BUILDING SETBACKS	PUBLIC SPACES
SECTION 5.05(s)	<p>NOTES TO THE TABLE OF DIMENSIONAL REGULATIONS</p> <p><u>In the PSCD, The Build-to-Line shall be ten (10) feet for commercial and industrial uses and portions of a mixed use project with commercial on the</u></p>

first floor. A Build-to-Line of 15 feet shall apply to sites with residential only uses and/or all portions of buildings not located over a commercial space.

The Build-to-Line may be increased up to a maximum of thirty (30) feet for purposes of amenities such as a plaza, square, courtyard, recessed entrance, sidewalk, multi-use path or outdoor dining, but not intended for automobile use and may be increased above thirty (30) feet to accommodate façade offsets pursuant to Section 5.05(f) or as specified in Section 4.11(d).

In addition, an increased **Build-to-Line** up to thirty (30) feet may be required if it is determined that a strict adherence to the ten (10) foot build-to line is inconsistent with the Pleasant Street Corridor Plan or adopted Design Guidelines as determined by the SPGA.

In the case of multiple buildings on one lot, at least one building shall comply with the determined Build-to Line, but in no instance shall buildings span less than a minimum of twenty-five percent (25%) of the lot frontage at the determined Build-to Line.

#### BUILDING HEIGHT

#### MINIMUM HEIGHTS

#### SECTION 5.05(n)

NOTES TO THE TABLE OF DIMENSIONAL REGULATIONS (*add to table as noted*)

For Mixed-Use projects development of any type (Residential and Commercial) the minimum open space requirement shall be twenty percent (20%)

For Office Buildings or Mixed-Use developments in the NB, LB, CB, I-1, I-2, and I-3 Districts greater than or equal to ten thousand (10,000) gross square feet or containing ten (10) or more residential units, the minimum building height is twenty four (24) feet.

#### ENABLING

#### ZONING LANGUAGE FOR USING DESIGN GUIDELINES

#### SECTION 5.17

#### DESIGN GUIDELINES

##### Intent and Purpose

Design Guidelines have been adopted to address the design of new buildings along the major corridors and Watertown and Coolidge Squares. They are intended to enhance building, parking and the public realm interface, focusing on the following four principles.

1. ECONOMIC VITALITY: Watertown's Design Guidelines were created to enhance the economic vitality of selected commercial areas through attractive, consistent design. By following these Guidelines, each project will complement another, resulting in a cohesive development over time. The Guidelines were developed specifically to provide direction for the design of new infill development in commercial areas. The goal is not to limit creativity, but rather to recognize potential for architectural diversity while adhering to the overarching principles contained herein. They intend



- to define expectations for new development while allowing for flexibility and fostering high quality design.
2. HISTORIC PRESERVATION: Urban regeneration means more than simply building a new; historic preservation is an effective economic development strategy. The reuse and regeneration of existing buildings should be encouraged in addition to new development as they provide a direct connection to Watertown's past. Existing buildings that have retained cultural or architectural significance can form the basis for economic development and growth.
  3. DESIGN AESTHETIC: Development in Watertown will occur on a site-by-site basis, with individual projects advanced by different development entities and according to their own schedules. The Design Guidelines cannot depict every possible building configuration on each site. Rather, a prototypical building footprint is shown in a manner that accommodates many conditions that emerge on a project site. The massing is general enough that it can contain a range of uses, but specific enough to highlight the critical areas of concern. Even when closely following these guidelines, each project will take its own form that will differ from the example shown. A singular design aesthetic in Watertown is neither viable nor desirable.
  4. ENVIRONMENTAL PERFORMANCE: New development comes with the obligation to implement sustainable design and construction practices that incorporate technological innovation and green building practices and ecological site design. Development will strive to address the highest sustainable and ecological principles, using advanced green technologies and materials, and promoting high-performance buildings. Stormwater management practices must prevent flooding and erosion, and protect the health of the Charles River and local streams and ponds, using green infrastructure approaches where feasible. New buildings should be constructed with local, low-embodied energy materials and constructed with the highest standards for environmental sustainability.

## ARTICLE VI

## AUTOMOTIVE AND BICYCLE PARKING REQUIREMENTS

### PARKING + ACCESS

### PARKING RATIOS

#### SECTION 6.01(b)

#### REQUIRED OFF-STREET PARKING SPACES

<i>Type</i>	<u><i>Minimum</i></u>	<u><i>Maximum</i></u>
Row house	2.00 / Unit	<u>2.50 / Unit</u>
Multifamily	<del>1.25</del> <u>0.75</u> / Studio	<u>1.00 / Studio</u>
	<del>1.50</del> <u>1.00</u> / 1 Bedroom	<u>1.25 / 1 Bedroom</u>
	<del>1.75</del> <u>1.50</u> / 2 Bedroom	<u>1.75 / 2 Bedroom</u>
	2.00 / 3+ Bedroom	<u>2.25 / 3+ Bedroom</u>

Retail / Office	1.00 / 350 sf GFA – Ground Floor	<u>None</u>
	1.00 / 400 sf GFA – Floors 2+	<u>None</u>
Restaurant	1.00 / 4 seats	<u>None</u>
	1.00 / 4 ft. of standing table space	<u>None</u>
<b>PARKING + ACCESS</b>	<b>SHARED PARKING STRATEGIES</b>	
SECTION 6.01(e)	REQUIRED OFF-STREET PARKING SPACES	
	<p>The aggregate number of spaces required for each of several uses separately may be provided on a common parking lot serving all of these uses. <u>Projects in close proximity to one another are encouraged to provide shared parking plans that meet the individual requirements per Section 6.01(b) across multiple properties by special permit. Developers are also encouraged to “unbundle” parking by separating the cost of parking from the cost of ownership or rental.</u></p>	
<b>PARKING + ACCESS</b>	<b>PARKING REQUIREMENT REDUCTIONS</b>	
SECTION 6.01(f)	REQUIRED OFF-STREET PARKING SPACES	
	<p>Where it can be demonstrated that the combined peak parking needs of all the uses sharing the lot will, because of differences in the peak hours or days, be less than required by 6.01(b), the number of the parking spaces to be provided may be reduced accordingly by Special Permit.</p> <p><u>Developments that encourage the use of alternate modes of transportation may be eligible to receive a reduction of the required amount of automobile parking spaces by Special Permit. This credit may be achieved by demonstrating a reduced demand for automobile parking by the encouragement of cycling, walking, car sharing, and use of public transit. The reduced parking requirement shall correspond to the reduced automobile parking demand, but in no case shall exceed 25%.</u></p>	
<b>PARKING + ACCESS</b>	<b>SHARED PARKING STRATEGIES</b>	
SECTION 6.01(g)	REQUIRED OFF-STREET PARKING SPACES	
	<p>Required off-street parking areas shall be provided on the same lot they serve, except that the <u>SPGA</u> may grant a special permit for off-street parking areas to be provided on another lot, <del>in the same ownership as the principal use</del>; and any such parking lot shall not be otherwise used or diminished in size unless the SPGA finds the lot is no longer required by the principal use it serves.</p>	
<b>PARKING + ACCESS</b>	<b>CAR SHARING PROGRAMS AND CHARGING STATIONS</b>	
SECTION 6.01(i)	REQUIRED OFF-STREET PARKING SPACES	
	<p><u>Residential and mixed-use developments required to provide fifty (50) or more parking spaces per Section 6.01(b) are required to provide a minimum of one (1) parking space with an additional one (1) parking space per fifteen (15)</u></p>	

spaces, up to a maximum of three (3) spaces, designated for a car sharing program. In all developments requiring more than one hundred (100) parking spaces per Section 6.01(b), two (2) electric vehicle charging stations shall be provided, with an additional one (1) charging station per fifty (50) additional parking spaces thereafter up to a maximum of five (5) charging stations. These parking spaces shall be counted towards the total number required by Section 6.01(b). These requirements may be met through an approved shared parking plan with an adjacent property per Special Permit.

## PARKING + ACCESS

### NON-CONFORMING USES

#### SECTION 6.01(j)

#### REQUIRED OFF-STREET PARKING SPACES

No structure constructed, or use instituted, prior to 1988 shall be required to meet the off-street parking requirements per Section 6.01(b) unless there is a substantial change in the structure or in the use of the structure or land.

For purpose of this section, "change" means any enlargement, conversion or alteration in structure or use. A "substantial change" means more than a forty percent (40%) difference between (a) and (b) as follows: (a) the number of parking spaces required under the current Zoning for the structure or use, as it existed in 1988, and (b) the number of parking spaces required under the current Zoning for the proposed structure or use. [Substantial change:  $b - a = c$ , if  $c/a > .40$  (40%)]

1. If the change is not a substantial change, no additional off-street parking is required.

2. If the change is a substantial change, the use must comply with the net increase in parking demand of the entire structure or use.

## SUSTAINABLE DESIGN PERMEABLE PAVING OPTIONS

#### SECTION 6.02(a)

#### LOCATION AND DESIGN OF OFF-STREET PARKING

Areas of required off-street parking may be open or enclosed in a structure provided that if open, such areas shall be graded, drained, and surfaced in conformance with currently applicable engineering standards as determined and promulgated by the Superintendent of the Department of Public Works. Permeable paving or other stormwater techniques should be employed to allow for natural groundwater recharging. In no instance shall surface drainage be permitted to drain into land or adjacent property owners of the Town right of way except in the case of single and two-family homes.

## PARKING + ACCESS

### VEGETATED BUFFERS

#### SECTION 6.02(k)

#### LOCATION AND DESIGN OF OFF-STREET PARKING SPACES

Except as set forth in Section 6.02(j) and 6.02(n), the surfaced area of off-street parking areas shall be set back a minimum of five (5) feet from all buildings and lot lines except as allowed in Section 6.02(e). Such setback areas, except for entrance and exit drives, shall be properly landscaped with grass, trees, shrubs,

flowers, or other landscaping materials of adequate height and density so as to visually obscure parked vehicles from view. In addition, at least five (5) percent of the interior of any parking area with twenty (20) or more parking spaces shall be landscaped and continuously maintained. This landscaping shall be distributed in islands and shall include one or more shade trees of a species as approved by the Watertown Tree Warden with a 3-inch caliper or greater per island. The location of trees within parking areas shall maximize shade on vehicles and pavement to reduce the "heat island" effect. In addition, landscaping shall use non-invasive species and should consider drought-tolerant and native plantings where appropriate. Where feasible, landscaped islands shall be built below the grade of the impermeable parking surfaces so that runoff from the site is directed into them.

## PARKING + ACCESS

### BICYCLE PARKING RATIOS

#### SECTION 6.07(a.1)

#### BICYCLE PARKING

One bicycle parking space for every 15 automobile parking spaces in commercial/office mixed-use developments, and one bicycle parking space for every five (5) automobile parking spaces in residential mixed use developments, with a minimum of ~~four (4)~~ six (6) and a maximum of 50 parking spaces, must be provided. ~~No bicycle parking is required where fewer than 15 automobile parking spaces are required.~~

## PARKING + ACCESS

### BICYCLE STORAGE FACILITIES AND LOCATION

#### SECTION 6.07(a.2)

#### BICYCLE PARKING

(a.2) Each bicycle parking space shall be sufficient to accommodate a bicycle 7 feet in length and 2 feet in width. Inverted U or Ring and Post style frame racks that support the bicycle at two or more points above and on either side of the bicycle's center of gravity are required. An alternative style of rack that, in the opinion of the Zoning Board of Appeals, provides a comparable level of security and ~~convenience may be provided.~~ Racks must be secured to the ground.

## ARTICLE VII

## SIGNS AND ILLUMINATION

### SIGNAGE

### CLARIFYING DEFINITIONS

#### SECTION 7.01(e)

#### DEFINITION OF TERMS *(Add and renumber)*

Freestanding Sign: Any sign not attached to a building or other improvement but instead permanently erected upon or standing in the ground and usually supported from the ground by one or more poles, columns, uprights, braces or cement anchors. Freestanding signs include monument signs but do not include portable signs.



## SIGNAGE

## CLARIFYING DEFINITIONS

## SECTION 7.01(e)

## DEFINITION OF TERMS

Identifying Sign: Any permanent structure or building surface, or part thereof or device attached thereon or other outdoor surface or any combination of one or more of the foregoing containing any word, letter, symbol, drawing, model, banner, picture or design, or any device used for visual communication which identifies or calls attention to any premises, person, product, activity, service, or business, directing the subject thereof to the attention of the public. Signs do not include non-commercial murals. any sign giving no more than the name, address and telephone number or the business or occupant of the premises or of its operator and the hours open for business.

## SECTION 7.01(h)

DEFINITION OF TERMS (*Delete and renumber*)

Monument Ground Sign: a sign that is anchored directly on the ground, not exceeding thirty-two (32) square feet in gross area, nor four (4) feet in height and which shall be externally illuminated.

## SECTION 7.01(j)

DEFINITION OF TERMS (*Delete and renumber*)

Pole or Pylon Sign: any sign supported by or suspended from a freestanding column or columns designed solely to support said sign and set directly on the ground.

## SECTION 7.01(k)

## DEFINITION OF TERMS

Projecting Signs: Any non-translucent sign which is affixed at a right angle to the building wall, which include fin, blade, and symbol signs.

## SECTION 7.01(p)

## DEFINITION OF TERMS

Emergency Egress Lighting: Luminaires designed to illuminate emergency egress doors and where such luminaires are connected to and activated by the emergency activation/fire alarm system.

## SECTION 7.01(q)

## DEFINITION OF TERMS

Walkway Accent Lighting: Luminaires that are up to 42 inches tall in total height, and are used to illuminate walkways, curbs, or similar situations, but not landscaping.

## SECTION 7.01(r)

## DEFINITION OF TERMS

Area, Flood, or Up-Lighting: Area, Flood Light - Any luminaire that is designed to direct the output of a lamp in a specific single direction utilizing reflective elements external to the lamp. Such luminaires may be manufactured with or without mounting hardware that can be swiveled, and are not equipped to be aimed straight down. Up-Lighting - Any luminaire that is aimed or capable of being aimed above the horizontal plane. Excluded from the definition of Up-Lighting is any luminaire aimed upwards into an enclosed space.

<b>SIGNAGE</b>	<b>SIGN NUMBER / LOCATION</b>
SECTION 7.03(a.1)	SIGNS IN ALL DISTRICTS
	<u>Any ground-level occupancy with more than one occupancy frontage may have one attached sign on each occupancy frontage. One sign, unless otherwise specified, may be placed either on each wall facing a street, parking lot, or in each yard facing a street, provided it is set back to at least one-half the depth of the required setback. A building may also have indentifying signage.</u>
SECTION 7.03(a.5)	SIGNS IN ALL DISTRICTS
	A free standing pole or pylon, or wall sign or any part thereof, shall not exceed twenty (20) feet <u>in height</u> above ground level, <u>and any ground mounted monument sign shall not exceed four (4) feet in height, except by Special Permit and adhering to the adopted Design Guidelines.</u>
<b>SIGNAGE</b>	<b>MARQUEE SIGNS</b>
SECTION 7.03(b.1)	SIGNS IN ALL DISTRICTS
	A <u>wall or building mounted</u> sign or symbol attached to a building shall not project above the building wall to which it is attached, and shall not obscure any part of the roof of the building <u>except when integral to the design and character of the sign, in which case it will be allowed by Special Permit only and adhering to the adopted Design Guidelines.</u>
<b>SIGNAGE</b>	<b>PROJECTING SIGNS</b>
SECTION 7.03(b.2)	SIGNS IN ALL DISTRICTS
	A sign, except for the projection of a symbol, <u>accessory, marquee,</u> or banner, shall not project more than six (6) inches from the building.
<b>SIGNAGE</b>	<b>BANNER SIGNS</b>
SECTION 7.03(b.4)	SIGNS IN ALL DISTRICTS
	A banner sign must be set back at least two (2) feet from the curb line and be at least <u>nine (9) seven (7)</u> feet above ground level. The total area of a banner may not exceed fifty (50) square feet.
<b>SIGNAGE</b>	<b>MONUMENT SIGNS</b>
SECTION 7.03(d.2)	SIGNS IN ALL DISTRICTS
	For a <u>monument</u> , pole or pylon sign, the calculation of sign area shall use the dimensions of one surface only to comply with the limits of Sections 7.03 through 7.07.

SIGNAGE	PROHIBITED COMPONENTS
SECTION 7.03(g.3)	<p>SIGNS IN ALL DISTRICTS</p> <p>No interior and/or supporting infrastructure of a sign shall be exposed to public view other than permitted projecting symbol signs. <u>No exposed conduit, junction boxes, or transformers shall be exposed to public view.</u></p>
SIGNAGE	ENTRANCE SIGNS
SECTION 7.06(b)	<p>SIGNS IN THE NB, LB, CB, I, AND PSCD DISTRICTS</p> <p>One identifying sign for each use <u>occupancy frontage facing a street, parking lot, or public way. In the case of a</u> If free-standing pole or pylon sign, said identifying sign may be up to sixteen (16) square feet <u>or 32 square feet in the case of a monument sign.</u> If a wall or marquee sign, said identifying sign may be up to five (5) percent of the area of the wall or building façade. The dimensions used in calculating this percentage shall be the horizontal measure of the <u>occupancy</u> frontage of the business and the vertical measurement of the <u>building</u> not exceeding the top of the second story of the building façade (also see (d)). <u>The accessory signage calculation shall be based upon the five (5) percent of the wall area or building façade allowed for an identifying sign.</u></p>
SIGNAGE	LARGER COMMERCIAL DEVELOPMENTS (MALLS)
SECTION 7.06(e)	<p>SIGNS IN THE NB, LB, CB, I, AND PSCD DISTRICTS</p> <p>In no instance may the gross area of all signs including accessory signs exceed two hundred (200) square feet in area on a single lot, except in the case of multiple buildings where each building may have up to a maximum of 200 square feet including accessory signs.</p> <p>Any retail site with building footprints in excess of 100,000 square feet may, <u>by Special Permit and adhering to the adopted Design Guidelines, request an increase in total square feet and number of signs, however the aggregate square footage may not exceed 350 square feet per building.</u></p>
SIGNAGE	LARGER COMMERCIAL DEVELOPMENTS (MALLS)
SECTION 7.06(h)	<p>SIGNS IN THE NB, LB, CB, I, AND PSCD DISTRICTS</p> <p><u>One free standing sign may be permitted for the purpose of a business directory provided that no more than three (3) square feet shall be permitted thereon for each use except by special permit. The aggregate sign area shall not exceed thirty-two (32) square feet.</u></p>
SIGNAGE	CONSISTENCY ACROSS DISTRICTS
SECTION 7.07	<p>SIGNS IN INDUSTRIAL DISTRICTS <i>(delete and renumber)</i></p> <p><del>Except for residential uses in the I-3 district, which shall be governed by Section 7.05 above, in any I district, no on-premise sign or advertising device shall be permitted except as follows:</del></p>



- ~~(a) As permitted in S-10, S-6, SC, CR, T, OSC, R.75 and R1.2 districts.~~
- ~~(b) One identifying sign for each use. If free standing pole or pylon sign, said identifying sign may be up to twelve (12) square feet. If a wall or marquee sign, said sign may be up to five (5) percent of the area of the first two stories of the wall or building facade to which applied.~~
- ~~(c) In no instance may the gross area of all signs on one building exceed two hundred (200) square feet in area.~~
- ~~(d) One free standing sign may be permitted for the purpose of a business directory provided that no more than three (3) square feet shall be permitted thereon for each use. The aggregate sign area shall not exceed fifteen (15) square feet.~~
- ~~(e) One accessory wall or pole sign for each use. The total area of the accessory wall sign shall not exceed 10% of the total area of the identifying sign. A freestanding accessory sign may not exceed 12 square feet or be more than 10% of the total identifying sign.~~

## SIGNAGE

SECTION 7.12

## LIGHTING STANDARDS

The following section lays out Exterior Lighting Standards for any residential development of four (4) or greater residential units, and all non-residential and Mixed-Use projects.

EXTERIOR LIGHTING STANDARDS

1. The light source shall be Light Emitting Diode, metal halide or high pressure sodium. Mercury vapor and low pressure sodium are prohibited. Other sources may be considered, particularly for decorative, flush mounted or recessed luminaires.
2. Pole-mount or wall-pack luminaires shall be "shoe-box" type or decorative in nature (with interior directional shields), consistent with the architectural theme of the development. Area, Flood, and Up-lighting is strictly prohibited.
3. All luminaires, regardless of their intended use, mounting height, or configuration shall have a total cutoff of all light at less than ninety (90) degrees from vertical. Luminaires with a drop lens are prohibited.
4. Reflectors and shielding shall provide total cutoff of all measureable light at the property lines of the parcel to be developed.
5. Developments that abut residential areas or are visible from public roadways shall not utilize parking lot lights exceeding 20'-0" in height (base + pole + head).
6. Developments that do not abut residential areas shall not utilize parking lot lights exceeding 25'-0" in height (base + pole + head).

7. Developments with parking garages that use pole mounted fixtures to illuminate the upper-most level of parking shall not use lights exceeding 20'-0" in height (base + pole + head).
8. Lights utilized for walkway lighting shall not exceed 12'-0" in height (base + pole + head).
9. The location of on-building mounted wall-pack luminaires shall not exceed 20'-0" in height. Decorative on-building mounted fixtures may be used to illuminate balconies or similar amenities above 20'-0" in height.
10. All luminaires except for Walkway Accent Lighting and Emergency Egress Lighting shall be equipped with a mechanism such that they will deactivate and turn off not more than two hours after the stated closing time, and in all cases, shall deactivate during daylight hours. Excluded from the requirement to deactivate not more than two hours after the stated closing time are any luminaires used in residential developments, or exclusively for the residential portion of Mixed Use projects.

## SIGNAGE

### SECTION 7.13

## LIGHTING REGULATION AND ENFORCEMENT

### EXTERIOR LIGHTING TECHNICAL SUBMITTALS

The following section lays out Exterior Lighting Standards for any residential development of four (4) or greater residential units, and all non-residential and Mixed-Use projects:

- A. A site lighting design drawing or drawings.
- B. Electrical site plan indicating the location of each and every exterior luminaire to be installed. The fixtures shall be labeled as to the type of luminaires specified. Where pole-mounted fixtures are to be used, a diagram shall be included of such proposed lights, including walkway lights that show height of the base, pole and fixture head. Where wall-mounted luminaires are specified, the mounting heights of fixtures shall be indicated on the plan.
- C. A lighting fixture schedule that designates the type of luminaires specified including the following information:
  - a) The number and type of lamps to be used in each luminaire;
  - b) A description of the luminaire and light pole if applicable; and
  - c) The manufacturer's name and catalog numbers of the specified equipment;
- D. Manufacturers' specification sheets shall be provided for all proposed luminaires and poles to be used (where poles are used). Manufacturers' specification sheets should indicate the shape and dimensions of the luminaires and poles.
- E. Manufacturers' computer-generated point-to-point printouts shall be submitted indicating the horizontal initial and maintained foot-candle levels at grade, within the property to be developed and twenty-five (25) feet beyond the property lines. Computer-generated printouts shall

indicate the locations and type of luminaires analyzed. Maintained foot-candle levels should be calculated, using IES recommended procedures. Light loss factors used to calculate maintained foot-candle levels shall be indicated on the computer-generated printouts. Pertinent data, such as building outline, building entrances and exits, loading areas, landscaping, walkways, roadways, bikeways, parking areas, curbs and property lines shall also be shown.

## ARTICLE IX ENFORCEMENT AND APPLICATION PROCEDURES

### SUSTAINABLE DESIGN SOLAR POWER

#### SECTION 9.03(a) SITE PLAN REVIEW OF CERTAIN RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENTS

Development in the NB, LB, CB, I-1, I-2, I-3, and PSCD Districts greater than or equal to ten thousand (10,000) gross square feet or containing ten (10) or more residential units shall have an energy assessment completed to determine the viability of a rooftop photovoltaic system. The Petitioner shall indicate, in writing, what actions/outcomes will be taken with a copy of the assessment, to DCDP.

### ENABLING ZONING LANGUAGE FOR USING DESIGN GUIDELINES

#### SECTION 9.03 (d) SITE PLAN REVIEW OF CERTAIN RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENTS *(Add a New Subsection (d))*

(d)(1) For projects with between four (4) and nine (9) residential units, and for any non-residential or Mixed-Use project between 4,000 square feet and up and up to 10,000 square feet, Watertown's adopted Design Guidelines will be considered as part of the Site Plan Review/Special Permit review.

(d)(2) For projects with ten (10) or greater residential units, or for non-residential projects with 10,000 square feet of new development or greater, or any Mixed-Use project, the Petitioner's/Developer's proposed project shall be subject to a formal consultant design review according to Watertown's adopted Design Guidelines.

Prior to submittal for Board review, any project as defined in (d)(2) shall undergo a formal design review subject to Watertown's most current adopted Design Guidelines. The review will be conducted with representatives of the Petitioner/Developer, the DCDP staff, and Watertown's Design Consultant to determine and discuss the proposed project's conformance to the most current adopted Design Guidelines.

Within fourteen (14) calendar days of the design review, Watertown's Design Consultant will submit to the Director of DCDP or his/her designee a written report analyzing the proposed project's conformance with Watertown's most current adopted Design Guidelines.



The Petitioner/Developer may, in consultation with the Director of DCDP, have his/her proposed project undergo a second design review with the Town of Watertown's Design Consultant after completion of the required public information session noted above.

Petitioners/developers for projects subject to review under Watertown's most current adopted Design Guidelines shall, in accordance with Chapter 44 of the Massachusetts General Laws, Section 53(G) and in accordance with Section 5.2 of the Zoning Board of Appeals Rules of Practice, be required to make payment to Watertown's Design Review Fund to compensate the Design Consultant. The base payment into the Design Review Fund shall be a not to exceed amount of \$10,000 as determined by the Director of DCDP. Funds collected in the Design Review Fund shall be used to pay for the services of Watertown's Design Consultant for the Petitioner's/developer's proposed project. Any funds not expended for this purpose at the conclusion of Watertown's review of the proposed project shall be returned to the Petitioner/Developer.

#### PARKING + ACCESS

#### TRANSPORTATION EQUITY

##### SECTION 9.03(c.4)

##### SITE PLAN REVIEW OF CERTAIN RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENTS

Circulation: Special attention shall be given to traffic circulation, parking areas and access points to public streets and community facilities in order to maximize convenience and safety of vehicular, bicycle and pedestrian movement within the site and in relation to adjacent streets. Special consideration shall be given to infrastructure and design that will enhance public transit, such as bus shelters, on-site transportation demand management measures, and participation in a Transit Management Association.

#### SUSTAINABLE DESIGN

#### FAÇADE PERFORMANCE, HIGH-EFFICIENCY DEVICES, GREEN ROOFS

##### SECTION 9.03(c.7)

##### SITE PLAN REVIEW OF CERTAIN RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENTS

Environmental Sustainability: Proposed developments shall seek to diminish the heat island effect; employ passive solar techniques and design to maximize southern exposures building materials, and shading; utilize energy-efficient technology and renewable energy resources; and minimize water use. All Mixed Use Developments in the NB, LB, CB, I-1, I-2, I-3, and PSCD Districts must meet LEED Certifiable requirements as outlined by the United States Green Building Council's Leadership in Energy and Environmental Design (current edition as applicable) as a minimum. Design documentation shall be provided by the Petitioner to the Town to verify that the project could achieve the minimum number of LEED points to achieve certification. Such documentation may include but not be limited to a project narrative describing how the project design intends to achieve selected LEED credits, and a LEED checklist with criteria (or points) which shows the project will achieve a minimum of 40 points.

**PARKING + ACCESS**

**PARKING IN SETBACKS**

**SECTION 9.08(e)**

**SPECIAL PERMIT CRITERIA FOR I-3 DISTRICT – LOT SIZE**

Mixed-Use Development: For developments containing commercial uses open to the public and in accordance with Section 9.07(a) the minimum setbacks shall be consistent with the setbacks required in the I-1 District, except that the front yard setback shall not be less than ten (10) feet as set forth in Section 5.04(s). ~~Parking shall be permitted in the front yard setback but at least the first ten (10) feet of the required building setback from the public right of way into the lot shall be landscaped with plant materials.~~

A Mixed Use development project that has received a Special Permit pursuant to Section 5.01(1)(k)(2) may be constructed in accordance with the dimensions, or variations there from, allowed by Section 5.05(f) without obtaining a separate Special Permit under Section 5.05(f).